

CALTRANS ORAL AUCTION MONDAY JUNE 7, 2004

Registration: 11:30 am Sale: 1 pm SHARP

**LOCATION:
AQMD BUILDING
So. Coast Air Quality Management
District
21865 E. Copley Dr., Diamond Bar, CA
91765**



FOR DETAILED INFORMATION:

**VISIT THE WEBSITE:
[Http://www.dot.ca.gov/
property](http://www.dot.ca.gov/property)**

Or

CALL: (909) 444-0555

**Southern Right of Way Region
21073 Pathfinder Rd.
Suite 100
Diamond Bar, CA 91765**

**AVAILABLE PARCELS
ORAL PUBLIC AUCTION**

SALE DATE: June 7, 2004, MONDAY

REGISTRATION: 11:30AM SALE BEGINS: 1:00 PM SHARP

BID DEPOSIT: \$2,000.00 for EACH parcel you plan to bid on, made out to California Department of Transportation.

CASHIERS CHECK or MONEY ORDER ONLY: SEPARATE CHECKS FOR EACH PARCEL BID UPON

**** SALE DEPOSIT** 10% DUE BY June 10, 2004 BALANCE DUE BY: July 15, 2004**

CALL FOR DETAILED INFORMATION: (909) 444-0555 Parcel availability &/or minimum bids are subject to change.

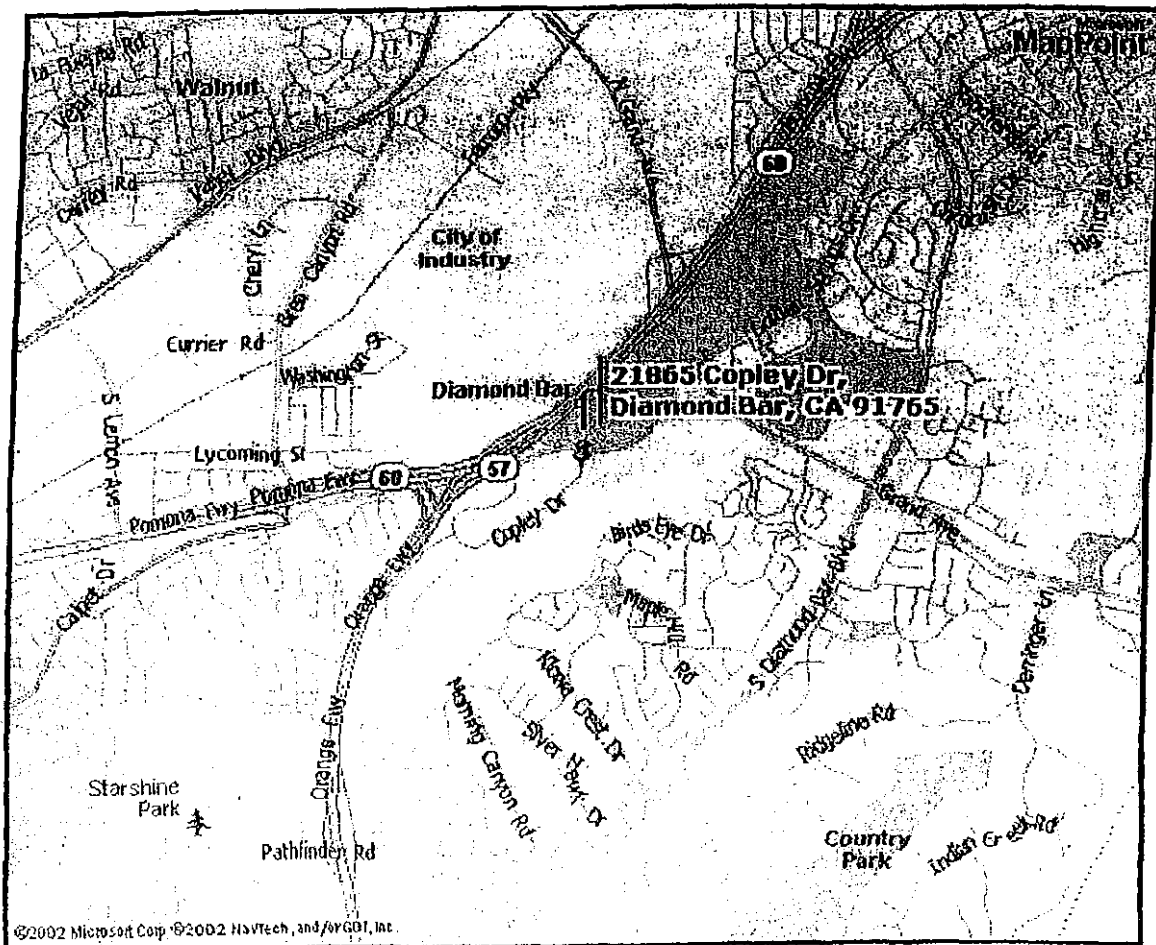
SALE #	CALTRANS DD#	GENERAL DESCRIPTION AND GENERAL LOCATION	SIZE & ZONING	MINIMUM BID
D060704-01	0C1745-01-01	Northeast of Fletcher Dr. & Fwy 2 at Eagle Rock Rd. Glendale, CA Landlocked LA County TMG 594-H2	Vacant, Rectangular, level, 2,473 SF Zoned C2-1	\$ 500.00
D060704-02	061886-01-01	Northwest of Verdugo Rd & Fwy 2, north of Eagle Rock Rd. Glendale, CA Landlocked LA County TMG 594-H2	Vacant, Triangular, level, 427 SF Zoned C2-1	\$ 500.00
D060704-03	073305-01-01	South of 38 th St & Northwesterly of Grand Av Los Angeles, CA LA County TMG 674-B2	Vacant, Triangular, level, 17,210 SF Zoned MR-2	\$ 430,000.00
D060704-04	0B3057-02-03	South of 210 Fwy and West of Towne Av Claremont, CA LA County TMG 571-A7	Vacant, Rectangular, level, 9,743 SF Zoned CLRS 10,000	\$ 146,000.00
S060704-05	980517-01-01	3436 Marmion Way N. of Pasadena Fwy & S. of Figueroa St. Los Angeles, CA LA County TMG 595-A6	Vacant, Triangular, level 4,800 SF Zoned M1-1	\$ 40,000.00
S060704-06	066880-01-01 & 066882-01-01	Adjacent to & North of the 105 Fwy, East of Vermont Av Los Angeles, CA LA County TMG 704-B7	Vacant, Rectangular, level Park & Ride 57,796 SF Zoned R1	\$ 375,000.00
S060704-07	075436-01-01	4521 Landeros Av OPEN HOUSE : Wed. May 26 9:30-6:30 La Verne, CA & Sat Jun 5 10 to 4 LA County TMG 570-H7	3BD/2BA House 2,234 SF Lot size: 9,449 SF Zoned Residential	\$ 395,000.00
A060704-08	075645-01-01	Next to 4529 Emerald Av Limited Access La Verne, CA LA County TMG 570-G7	Vacant, Irregular, level 5,963 SF Zoned PR 4.5D	\$ 11,000.00
A060704-09	001093-01-01	Corner of Ball Rd & Ox Rd Landlocked Anaheim, CA ORA County TMG 768-H7	Vacant, Irregular, level Zoned: 33,270 SF Specific Plan 92-2	\$ 340,000.00
A060704-10	073160-01-01 & 100108-01-02	Corner of Washington Av & Penn Way Santa Ana, CA ORA County TMG 829-F1	Vacant, Irregular, level 26,599 SF Zoned Industrial	\$ 300,000.00
A060704-11	100108-01-01	Near Santiago St & Penn Way Santa Ana, CA ORA County TMG 829-G1	Vacant, Irregular, level 2,027 SF Zoned Industrial	\$ 500.00
C060704-12	073309-01-01	South of 39 th St & East of Grand Av Los Angeles LA County TMG 674-B2	Vacant, Irregular, level 26,433 SF Zoned MR-2	\$ 661,000.00
V060704-13	0B3037-02-01	South side of Baseline Rd, between College Way & Sumner Av Claremont, CA LA County TMG 571-A7	Vacant, Rectangular, Irregular 44,998 SF (23,000 SF usable) Zoned CL RS 10,000	\$ 315,000.00
V060704-14	980507-01-01	East side of Slater St, South of Imperial Hwy, No. of 105 Fwy Los Angeles County LA County TMG 704-F7	Vacant, Irregular, level 5,494 SF Zoned C1	\$ 50,000.00
V060704-15	048405-01-01	Northwest corner of Budlong Av & 117 th St. Los Angeles County LA County TMG 704-A7	Vacant, Triangular, Irregular 84,788 SF Zoned R2	\$ 75,000.00
V060704-16	054884-01-01	Between Wright Rd & Long Beach Freeway Lynwood, CA Landlocked LA County TMG 735-E1	Vacant, Irregular, level 11,073 SF Zoned Industrial	\$ 33,500.00
V060704-17	058167-01-01	South and adjacent Fernwood Av, East of Imperial Hwy Lynwood, CA LA County TMG 705-A6	Vacant, Irregular, level 73,790 SF Zoned Manufacturing	\$ 775,000.00
V060704-18	006230-01-01	North of I-10 & East of Archibald Av Ontario, CA Landlocked SBD County TMG 602-J7	Vacant, Irregular, level 21,708 SF Zoned ARS	\$ 40,000.00

CALTRANS ORAL PUBLIC AUCTION

WHEN: MONDAY, JUNE 7, 2004
REGISTRATION: 11:30
BIDDING STARTS: 1 PM SHARP

WHERE: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 E. COPLEY DRIVE
DIAMOND BAR, CA 91765

FREE PARKING



TERMS OF OPTION TO PURCHASE

Note: A bidder's registration is required. The bidder must register and obtain a bidder's number prior to the auction.

ALL CASH TERMS: Seller does not intend to offer credit for this sale.

REGISTRATION: All interested buyers must register and obtain a BID CARD. In order to register Bidders must bring a Cashier's CHECK or MONEY ORDER made payable to the California Department of Transportation in the amount of \$2,000.00, per parcel you intend to bid on. The check will be collected from winning bidders only, immediately following the auction. A down payment equal to 10% of the bid amount is required not later than June 10, 2004.

REQUIRED DEPOSIT: The successful bidder will be required to Deposit 10% of the winning bid with the State by June 10, 2004. All of the registration fee will be used for the deposit. All payments must be by Cashier's CHECK OR MONEY ORDER made payable to the California Department of Transportation.

FORFEITURE OF DEPOSIT: The option deposit and any additional option deposits shall be **NON-REFUNDABLE** in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all of the terms of the option as herein provided

OPTION PERIOD: This period shall commence on the first day following the auction and expires July 15, 2004. The balance of the purchase price shall be paid on or before expiration of the Option Period or July 15, 2004.

EXTENSION OF THE OPTION PERIOD: There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be made for such extensions. **This fee will not be applied to the purchase price.**

OPTION AGREEMENT: The highest bid will be submitted to the California Transportation Commission (C.T.C.) for approval. Upon signing of the purchase agreement, the successful bidder shall be bound to the terms specified in the Terms of Option To Purchase.

ESCROW and PAPERWORK PROCESSING: The State will handle the transfer of the property at NO CHARGE to the successful bidder except for regular transfer and recording fees. This is not considered to be a formal escrow as there is no disinterested third party. Bidder may elect to open an escrow within 5 working days with a mutually acceptable California licensed escrow company at bidder's expense.

TITLE INSURANCE: The successful bidder is encouraged to obtain a policy of Title Insurance at his own expense. The State will not purchase Title Insurance

PAYMENTS: Payments must be made by **CASHIER'S CHECK or MONEY ORDER**, made payable to the **CALIFORNIA DEPARTMENT OF TRANSPORTATION**. The successful bidder's 10% option deposit will be retained by the State. The balance of the purchase price is due on or before July 15, 2004. The successful bidder shall pay all recording fees, documentary transfer tax, and other real estate transaction taxes or fees by whatever name known, including escrow fees and broker's commission, if any, and personal property taxes where applicable.

Following the auction, call to schedule an appointment to make payments. You may contact Caltrans at: (909)-444-0555.

LIMITING CONDITIONS: The successful bidder may take possession when the Director's Deed transferring title is recorded.

- (1) The sale under this option is subject to the approval of the C.T.C. Any assignments under this contract must be made 30 days prior to C.T.C approval. If the sale is not approved, the option deposit money will be refunded without interest. When the sale is approved by the C.T.C. and the successful bidder exercises the option, the option deposit will be credited toward the bid purchase price.
- (2) The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, any time and for any reason prior to the recordation of the Directors Deed.
- (3) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of recorded.
- (4) The successful buyer is encouraged to obtain a policy of Title Insurance at his/her own expense.
- (5) **SECOND HIGHEST BIDDER:** In the event that the high bidder fails to exercise his/her option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder. If the second highest bidder accepts the option, the deposit requirements and terms of option to purchase shall be the same as stated in this notice of sale, except that the option period shall commence on the day the option is awarded by the State. At our discretion, the State may go to the third highest bidder.
- (6) In the event of cancellation of sale by the State and/or rejection of any bids, the respective deposits of money shall be refunded without interest.
- (7) Should the successful purchaser desire a survey of the property, an independent survey at the buyer's expense may accomplish this. No warranty is made by the Department of Transportation relative to the ground locations of the property lines other than monumented highway right-of-way lines.
- (8) The successful purchaser shall be responsible for complying with local building codes and ordinances. All properties are sold in an "AS IS" condition.
- (9) All Caltrans employees may bid to acquire excess State owned properties except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right-of-way or other real properties.

